



ENVIRONMENTAL & REGULATORY SERVICES DIVISION
BUREAU OF PECFA
P.O. Box 8044
Madison, Wisconsin 53708-8044
TTY: Contact Through Relay
Jim Doyle, Governor
Richard J. Leinenkugel, Secretary

Wisconsin Department of Commerce, Bureau of PECFA Bid Document

SECTION 1 - Scope of Work

The Bureau of PECFA is seeking competitive bids to perform remedial services for a petroleum release from a regulated petroleum product storage tank system. This bid is for a specified work scope. The site upon which bids are being solicited is:

Bid Round: 62
Commerce #: 53581-9999-11-A
BRRTS #: 03-53-519808
Site Name: Craig Property
Site Address: 17011 Main St, Richland Center (Boaz), 53581
Site Manager: Linda Hanefeld
Address: 3911 Fish Hatchery Rd
City, State Zip: Fitchburg, WI 53711-5367
Phone: 608-275-3310
e-mail: linda.hanefeld@wisconsin.gov
Bid Manager: Ralph N. Smith
Address: P.O. Box 8044
City, State Zip: Madison, Wisconsin 53708-8044
Phone: (608) 261-6543
e-mail: ralph.smith@wisconsin.gov

Bid-Start Date:	August 24, 2009
Questions must be received by (See Section 2 (B)):	September 07, 2009, 4:00 PM
Responses will be posted by (See Section 2 (B)):	September 25, 2009
Bid-End Date and Time:	October 09, 2009, 4:00 PM

The case file, including report(s) and other pertinent information upon which bids are being sought, are available for review at the Site Manager's location listed above. Please contact the Site Manager for an appointment to review the file.

Copies of report(s) and other pertinent information are available for purchase at the location listed below. If pertinent information is not available, please contact the Site Manager.

Xer-Lith Printing 131 W. Wilson Street, Madison, WI 53703

Phone: (608) 257-8900

Fax: (608) 257-8900

SECTION 2 – Site-Specific Bid Requirements

General Comments

Craig Property - Soil contamination at the property was documented during the removal of 3 x 500 gallon leaded gasoline USTs and associated piping. Soil types present include silty clays to a depth of approximately 6-8 feet below ground surface (bgs), then varies between silty clay and silty sand, typical of alluvial deposits. The site is adjacent to and east of Mill Creek. Bedrock was not encountered during the investigation. Widespread surface soil contamination is present on-site. Soil contamination has also been documented northward beneath Main Street and toward to a neighboring property located north of Main Street. There may be a separate source of contamination in the roadway that has not been located or defined.

Depth to groundwater ranges from approximately 9 to 14 feet bgs; flow is to the west, toward Mill Creek and has a potential northerly component to it. There are 7 water table observation wells associated with the investigation; no piezometers have been installed. MW1, located in the former tank bed, exhibits the highest levels of groundwater contamination.

There is one private water supply well within 100 feet of the contamination plume and another private well located approximately 150 feet east of the contamination plume.

Minimum Remedial Requirements

Soils: The bulk of contaminated soil shall be removed from the former tank bed and the former pump island areas. For the purposes of bidding, assume a total of 600 cubic yards (assume 1.5 tons/cubic yard) or ~ 900 tons of the most highly contaminated soil will be excavated from the site. Excavation beyond 600 cubic yards or ~ 900 tons will require prior approval from both agencies. It is likely contamination will run up to and possibly beneath the existing brick garage building. Consideration should be given to allowing an appropriate set-back distance for the excavations to maintain building integrity/stability.

Begin the excavation in the vicinity of the former tank bed, then focus on the pump island area. The ground surface is gravel and sand fill in the top two feet (0-2 feet bgs). The tank bed excavation should extend to a depth of 12 feet bgs. This will likely mean excavating into the water table. While it does not appear dewatering will be necessary, the potential cost of dewatering the excavation will need to be considered by a compliant bidder. The bidder should discuss options for minimizing dewatering with the excavator; it is possible the excavation can extent to 12 feet bgs, be stable, and not require dewatering. The tank bed will likely contain clean overburden that can be stockpiled and reused as backfill.

Contaminated soil in the vicinity of the former pump islands, located in front of (north side) of the building will also be excavated to a depth of 12 feet bgs. This area may also require dewatering.

Contamination is present in the vicinity of B9, and likely along the entire piping run at depth. The area of piping run contamination, including the vicinity of B9, will be excavated to a depth of approximately 8 feet bgs.

A map showing the basic concept of the excavations is included in the Commerce bidding website. Actual dimensions may vary based on in-field conditions.

An appropriate number of confirmation soil samples shall be collected and analyzed for the presence of PVOCs plus naphthalene. Only petroleum contaminated soils as determined by field instruments shall be disposed of at the solid waste management facility. PECFA reimbursement will be based on the tonnage accepted at the solid waste management facility. A compliant bid will include a cost per cubic yard (& \$ per ton) of soil removed, including trucking, confirmation sampling, disposal costs, backfill, compaction, etc.

Any monitoring wells destroyed as a result of the excavation shall be replaced (MW1 and MW7).

Groundwater: The drinking water wells that serve the following properties shall be sampled and the water analyzed for Volatile Organic Compounds (VOCs) using EPA method 524.2 during the initial site activity visit:

- Keith Craig property (17011 Main Street),
- *Karen's Bar* Property (as identified in file documentation) and
- Gordon Burns Property (as identified in file documentation).

Results of this initial sampling event shall be provided to the DNR project manager & Commerce within 30 days of the consultant receiving the results. E-mailing the results is acceptable.

Monitor groundwater in accordance with the schedule outlined below. This monitoring should commence no sooner than 60 days and no later than 90 days after the completion of the excavation.

Monitoring Wells	Frequency	Parameters
MW1, MW2, MW3, MW4, MW5, MW6 and MW7	Quarterly	PVOCs + naphthalene

If natural attenuation is the chosen route to closure for addressing residual groundwater contamination, then natural attenuation parameters must also be collected in appropriate wells for appropriate parameters as selected by the consultant.

Water table elevations will be recorded from all monitoring wells during all sampling events.

Documentation: Three reports/updates will be required. The first report will include the results of the private well sampling and a summary of the remedial excavation activities. The second will include data from the first two rounds of groundwater monitoring. The third will summarize all activities performed under this bid scope and include recommendations for the next phase of work at the site. These latter two reports shall be submitted within 60 days after receiving the most recent round of groundwater results. If closure after the four rounds of monitoring seems possible, the final report shall be submitted with a completed request for closure. PECFA Web Report(s) per Comm 47.70 shall be separate from the above reports.

Data tables, flow maps and other documentation will need to be updated to include recent & all historical data.

The Department of Natural Resources (DNR) Project Manager & Commerce shall be contacted if any well is dry during any monitoring event. The DNR Project Manager & Commerce must also be contacted immediately if free product is found in any monitoring well associated with the site. The DNR Project Manager & Commerce must

be alerted to any other unusual occurrence(s) at the site as soon as practical after they are discovered.

Contingency Costs

If more (or less) contaminated soil needs to be excavated, costs shall be adjusted on a dollar per ton (\$/ton) basis using the contingency cost to adjust the bid cap. DNR Project Manager and Commerce shall be notified in advance approval from both agencies is required prior to commencing activities. This cost shall include all costs, such as disposal, hauling, mob/demob, confirmation samples, backfill, and compaction, etc.

Provide a contingency cost for one quarterly groundwater sampling for event (1 event only) for the compounds and field parameters sampled previously from the seven monitoring wells and includes mob/demob and waste disposal costs. This estimate may be used to provide a unit rate, if applicable (excluding reporting costs) for additional rounds as determined by regulatory review.

Provide a contingency cost for compiling all closure documentation such as closure report, forms, GIS Registry Packet, cap maintenance plan, if applicable, waste disposal, etc.

Well abandonment costs and associated activities shall be submitted separately from the total costs to closure as a contingency cost.

Bidders shall provide costs for the items in the table on the 2nd Page of the Bid Response. If a completed 2nd Page is not included with the Bid Response, the Bid Response will be determined to be non-responsive.

The cost to fulfill *all* landfill requirements for waste characterization analysis prior to soil disposal must be included. Be aware that Toxicity Characteristic Leaching Procedure (TCLP) documentation and sampling requirements vary depending on the landfill. Therefore, bidders must include a line-item cost for TCLP sample collection and analysis, to be used if required.

SECTION 3 - Reporting Timeframes

Within *60 days* of the Commerce notification of the maximum reimbursement amount, the responsible party (RP) must execute a written contract with one of the firms that submitted a bid. Failure to execute the written contract within this time will result in ineligibility of interest expenses incurred from the date of the reimbursement cap letter until a contract is executed and work commences at the site. Work must commence within *45 days* of signing a contract. There are specific reporting requirements in Comm 47.70 to monitor the progress of activities at each bid site and there may be additional reporting requirements outlined above. The consulting firm that is contracted to complete the scope of work is required to report the progress of this site to Commerce electronically on the web site at each of the following points:

1. Within fourteen days of executing or terminating a contract with the RP.
2. Three months after entering into the contract with the RP.
3. Twelve months after beginning the work in the successful bid, unless the project is completed before that time (point 6 applies).
4. Twelve months after submitting the previous report (point 3), unless the project is completed before that time (point 6 applies).

5. No later than 10 days after encountering a change in circumstances (the list of circumstances is in Comm 47.70 (3)).
6. No later than 30 days after completing the work.
7. As directed by Commerce.

If Commerce determines that the consulting firm is failing to make adequate progress to complete the scope of work, Commerce will notify the RP and may reduce the reimbursement to accurately reflect the work completed.

Claim Submittal

A claim must be submitted to Commerce within 120 days of submitting the report described in *Reporting Timeframe, point #6*. If a claim is not submitted by the deadline described above, interest costs from the date the report (point #6) is submitted to the date the claim is received will not be reimbursed to the claimant. The claim preparation cost must be included in the Total Bid Amount and is considered within the reimbursement cap.

Questions and Answers

Questions, answers and interpretations will be considered an amendment of this solicitation. All questions must be submitted in writing (fax and electronic mail submittals are acceptable) to the Bid Manager identified in Section 1 of this solicitation. All answers and interpretations shall be in writing from the Bid Manager. Neither the PECFA program nor Commerce shall be legally bound by any amendments or interpretations that are not in writing. Bidders are not to contact other personnel located within the Department of Commerce/Bureau of PECFA concerning the site or the bid solicitation between the Bid Announcement Date and Bid End Date. No further questions will be addressed after the deadline for submitting questions identified in Section 1.

SECTION 4 - Conditions of Bid

The successful bidder will be the entity that complies with all provisions of the bid and provides the lowest total cost, excluding interest, for the site-specific bid requirements described in Section 2. In preparing the bid, the bidder must assume compliance with all applicable codes, including, but not limited to, §Comm 46, §Comm 47, and §NR 700 Wis. Admin. Codes.

The bid Commerce selects to determine the least costly method of remedial action will be the least costly qualified bid. Commerce will rank the bids solely on the basis of cost. Evaluation of bids will continue until the least costly qualified bid is identified. Submittals from an individual or firm during their period of disqualification from bidding, submittals received late and for submittals without a certified commitment (performance assurance and/or signature) will not be considered as bids. Commerce may disqualify a bid for the following reasons:

- Requirements of the bid specifications have not been met.
- The remedial strategy is not appropriate to the geologic setting.
- A Total Bid Amount is insufficient to fund the activities described in the bid specifications.

Commerce reserves the right to reject any and all bids.

Any proposed technology or methods used in the remediation must be allowed for use in the State of Wisconsin and approvable by the agency with jurisdiction (Natural Resources or Commerce).

The bidder Commerce intends to select may be required to provide input to and attend a meeting with the PECFA program and the claimant to explain the bid and remedial approach.

If a bid is disqualified, Commerce will provide written notification to any individual or firm that submitted a disqualified bid. The notification shall specify the reasons for the disqualification, and inform the individual or firm of their right to protest or appeal the decision. If a bid is more costly than the bid Commerce intends to select, the bid will not be reviewed.

The *Notice of Intent* will identify the least costly bid, disqualified bid(s) and bid(s) not reviewed. The *Notice of Intent* will be sent to the RP and will be posted on PECFA's Internet Web site.

SECTION 5 - Instructions to Bidders

Between the bid start and end dates, bidders shall not discuss or attempt to negotiate any aspects of the bid with the RP, other potential bidders or program staff without prior approval of the Bid Manager identified in Section 1. Infractions will result in rejection of the violator's bid and may result in a formal complaint being filed with the Department of Regulation and Licensing.

If access to the site is necessary for the preparation of a bid, access shall be arranged through the Bid Manager. If the Bid Manager is not able to arrange site access, this will not delay the bid process nor negate the comparison and selection from among the bids submitted. All costs associated with a site visit or preparation of a bid will be the bidder's responsibility.

The Bidding Process must conform to the following:

1. The Bid Response shall address all the site-specific bid requirements identified in Section 2.
2. The total bid amount to accomplish the stated goal must include all fees, reporting costs, pre- and post-closure costs and costs for establishing restrictions or institutional controls, when applicable (interest costs are excluded).
3. The submittal must include a copy of the Bid Response document signed by a Professional Engineer, Professional Geologist, Hydrologist or Soil Scientist licensed by the State of Wisconsin. The appropriate registration number of the professional license must be included. Registration requirements are listed in Comm 5.
4. Bids *cannot* be faxed or sent electronically (email) to the program. Documents received by fax or email will not be considered.
5. Bids, amendments thereto or withdrawal requests must be received by 4 pm on the bid end date.
6. The consulting firm's name must be included and all pages of the Bid Response.
7. All costs must be printed (ink, typewritten or computer). Errors must be crossed out, corrections entered and initialed by the person signing the bid. Correction fluid

is not allowed. No bid shall be altered or amended after the time specified for the bid end date.

8. Each bidder shall fully acquaint themselves with conditions relating to the scope and restrictions attending to the execution of the work under the conditions of this bid. The failure of a bidder to acquaint themselves with existing documented conditions shall in no way relieve any obligation with respect to this bid.
9. All amendments to and interpretations of this bid shall be in writing from the Bid Manager. Neither Commerce nor the program shall be legally bound by any amendment or interpretation that is not in writing.
10. This bid is intended to promote competition. If the language, specifications, terms and conditions, or any combination thereof restricts or limits the requirements in this bid to a single source, it shall be the responsibility of the interested bidders to notify the program in writing so as to be received five days prior to the opening date. The bid may or may not be changed; however a review of such notification will be made prior to award.

SECTION 6 - Bidder Disqualification

Commerce may disqualify from public bidding any individual or firm that has committed any of the following (Comm 47.67 (1) (a)):

1. Failed to complete the scope of work within the reimbursement cost cap established through public bidding.
2. Failed to complete the scope of work in a bid in a timely manner.
3. Failed to follow DNR rules on the bid project.
4. Received one or more notices from Commerce under s. Comm 47.62 (2) that assess the financial management of an investigation as unacceptable.
5. In any prior occurrence that has been publicly bid, failed to do either of the following:
 - a. Pay subcontractors after receiving payment for them.
 - b. Obtain lien waivers on or before the date of the final payment by the RP or the PECFA program, from all subcontractors paid under subd. 5. a.
6. Failed to execute a contract with the RP as required in s. Comm 47.69 (1).
7. Failed to commence work within 45 days after executing a contract, as required in s. Comm 47.69 (3).

Commerce may disqualify any individual or firm from performing further work on a project if the individual or firm has not completed any of the six reporting points required in Comm 47.70 and outlined in Section 2 of this bid document. Commerce will review and address the issue as stated in Comm 47.70 (4).

BID RESPONSE – BID ROUND 62

(1st Page)

Department of Commerce PECFA Program

Site Name: Craig Property

Commerce #: 53581-9999-11-A

BRRTS #: 03-53-519808

Submit Bid Response To: Cathy Voges
Public Bid Response
Department of Commerce PECFA Bureau
201 W Washington Ave, Madison WI 53703-2760 or
PO Box 8044, Madison WI 53708-8044

Consulting Firm Name: _____

Complete Mailing _____

Address: _____

Telephone: () - _____

Fax Number: () - _____

E-mail Address: _____

Bidder (check one that applies):

<input type="checkbox"/>	Professional Engineer	License # _____
<input type="checkbox"/>	Professional Geologist	License # _____
<input type="checkbox"/>	Hydrologist	License # _____
<input type="checkbox"/>	Soil Scientist	License # _____



Use this box to certify (by marking with a check or X) a commitment to complete the work described in the bid specifications in its entirety for the Total Bid Amount proposed below. Failure to provide this performance assurance will disqualify this bid response. Providing unsolicited qualifications and/or contingency statements in your bid submittal will disqualify the bid response.

Total Bid Amount: \$ _____

Print Name: _____

Title: _____

I certify that I have the authority to commit my organization or firm to the performance of the bid I have submitted.

Signature: _____

BID RESPONSE – BID ROUND 62

(2nd Page)

Department of Commerce PECFA Program

SITE NAME: Craig Property

COMMERCE #: 53581-9999-11

BRRTS #: 03-53-519808

Consulting Firm Name: _____

A bid will be considered non-compliant if the bid response does not include a separate tabulation of costs for each activity.

1	Excavation of 600 cubic yards (assume 1.5 tons/cubic yard) of petroleum contaminated soil – include trucking, disposal, confirmation sampling, backfill, etc.	\$	
2	Private well sampling – three wells using EPA Method 524.2	\$	
3	Groundwater Monitoring (include analytical cost)	per event	\$
		Total (X4)	\$
4	Natural attenuation monitoring (if appropriate)	\$	
5	Waste Disposal for all waste generated on-site	\$	
6	Report Preparation and Submittal	\$	
7	Replacement groundwater monitoring wells (units - two)	\$	
8	Claim Preparation Fee	\$	
9	Bid Total	\$	
Contingency costs – will be added (or subtracted) from the bid as needed. – see next page.			

•	Contingency cost in per cubic yard and per ton units (assume 1.5 tons/cubic yard) in the event on-site conditions dictate additional soil needs to be excavated, hauled, disposed/treated, additional soil confirmation samples, and backfill.	\$/ton	\$
		\$/cubic yard	\$
•	Contingency costs for one quarter of groundwater monitoring (one event) per the second bulletpoint for seven wells (includes mob/demob, waste disposal).	\$	
•	Contingency costs for closure report and waste disposal and closure associated documentation per the third bulletpoint of the bid language.	\$	
•	Contingency costs for well abandonment activities per the fourth bulletpoint of the bid language.	\$	
•	Collection and Analysis of TCLP Soil Samples for Landfill Disposal	\$	